



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS BOARD OF APPEALS

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2022 JUN -1 AM 9:16
CITY CLERK
SALEM, MASS

NOTICE OF MEETING

*You are hereby notified that the Salem Zoning Board of Appeals will hold a meeting on **Wednesday, June 15, 2022, at 6:30 pm via remote participation** in accordance with Chapter 20 of the Acts of 2021 and as amended by Chapter 22 of the Acts of 2022.*

Mike Duffy, Chair

Important Announcement:

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

Attending the Virtual Public Meeting:

- Go to the website link
<https://us02web.zoom.us/j/83833488017?pwd=TWlwUytqb0dPZVd1ZFRneDBxUzMvZz09>
- Or, go to the website link <https://zoom.us/join> and enter meeting ID #
838 3348 8017 followed by meeting password **713865** if directed to do so on screen.
- Dial toll-free phone number 877-853-5257. When prompted enter meeting ID # **838 3348 8017** followed by meeting password **713865**, if directed. Those calling in will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at Salem.com/ZBA
- Watch the meeting live on Salem Access Television Chanel 22.
- Project materials are available for download at this link (<https://tinyurl.com/SalemZBA>)

Providing Public Comment During the Meeting:

Members of the public attending this meeting virtually will be allowed to make comments during the portion of the hearing designated for each agenda item. Members of the public will be asked to use the virtual “Raise Hand” function in Zoom to indicate that they would like to provide comment.

- Dial *9 on your phone’s dial pad to raise your hand if you are using the toll-free number.
- Click the “Raise Hand” button if you are using the Zoom application on your computer or phone.

For each agenda item, the moderator will identify attendees with raised hands by their screenname or the last 3 digits of their telephone number and will then unmute them. The moderator will then request that the attendee unmute their device to provide their full name, address, and comment for the record.

The moderator will go down the list of attendees in the order presented by the Zoom application. The attendee list is ordered so that phone numbers are first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone. Anyone that speaks about an issue unrelated to the agenda items will be immediately muted.

Providing Public Comment Before the Meeting:

Members of the public can alternatively email their comment before the start of the meeting to zoningboardcomments@salem.com.

Familiarizing Yourself with Zoom:

We encourage members of the public to install and familiarize themselves with Zoom in advance of the meeting.

If you plan on providing public comments and are logging into this meeting via the Zoom application, please test your speakers and microphone ahead of time. If we have trouble hearing you when you speak, we will move on to the next person and try to return to you later in the list. If this happens, we recommend that you call the toll-free number to access the meeting and provide your comment.

The Zoom meeting will open 15 minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions.

Thank you for your patience and understanding as we navigate these challenging circumstances.

MEETING AGENDA

I. ROLL CALL

II. CONTINUANCES

1)

Location:

137 Fort Avenue (R1 Zoning District)

Applicant:

Jessica Blomerth

Description:

A continuance of a public hearing for all persons interested in the petition of JESSICA BLOMERTH at 137 FORT AVENUE (Map 44, Lot 7) (R1 Zoning District), for a Special Permit for per Section 3.3.5 *Nonconforming Single- and Two-family Residential Structures* of the Salem Zoning Ordinance to construct a two (2) story addition to the dwelling. The proposed construction will be thirty-four (34) feet in height where the R1 Zoning district requires a maximum height of thirty-five (35) feet.

2)

Location:

1 and 2 Leefort Terrace (R2 Zoning District)

Applicant:

BC Leefort Terrace Lane Communities, LLC

Description:

A continuance of a public hearing for all persons interested in the petition of BC LEEFORT TERRACE LANE COMMUNITIES, LLC at 1 LEEFORT TERRACE LANE (Map 41, Lot 249) and at 2 LEEFORT TERRACE LANE (Map 41, Lot 242) (R2 Zoning District), for a Comprehensive Permit pursuant to M.G.L. Chapter 40B, to construct one hundred twenty-four (124) new units, Fifty (50) of those units will be replacing the current units at Leefort Terrace.

II. REGULAR AGENDA

1)

Location:

50 Circle Hill Road (R1 Zoning District)

Applicant:

Pasquanna Developers, Inc.

Description:

Will hold a public hearing for all persons interested in the petition of PASQUANNA DEVELOPERS, INC. at 50 CIRCLE HILL ROAD(Map 9, Lot 256) (R1 Zoning District), for a Variance per Section 4.1 *Dimensional Requirements* of the Salem Zoning Ordinance to construct two (2) single-family dwellings on five (5) separate and contiguous land court parcels. One dwelling will meet the requirements of the Salem Zoning Ordinance for R1 Zoning. The other dwelling will be constructed at 10,788 sq.ft. the relief, if granted, would be for minimum lot area, lot area per dwelling unit and lot width.

2)

Location:

143-145 Derby Street (B1 Zoning District)

Applicant:

Peter Lutts

Description:

Will hold a public hearing for all persons interested in the petition of PETER LUTTS at 143-145 DERBY STREET(Map 41, Lot 319) (B1 Zoning District), for a Variance per Section 4.1.1 *Dimensional Requirements* of the Salem Zoning Ordinance to construct five (5) residential dwelling units. The relief, if approved, will be for lot area per dwelling at 1,781 sq.ft where 3,500 sq. ft is required. Also, relief from front, rear and side yard setbacks is requested.

3)

Location:

70 Proctor Street (R1 Zoning District)

Applicant:

George Lambos

Description:

Will hold a public hearing for all persons interested in the petition of GEORGE LAMBOS at 70 PROCTOR STREET(Map 15, Lot 386) (R1 Zoning District), for a Special Permit per Section 3.3.5 *Non-conforming Single- and Two-Family Residential Structures* of the Salem Zoning Ordinance to convert a two (2) family dwelling into a three (3) family dwelling by constructing the third (3rd) dwelling in the basement.

4)

Location:

75 North Street (NRCC/BPD Zoning District)

Applicant:

R. Eric Rumpf, Trustee of 75 North Street Realty Trust

Description:

Will hold a public hearing for all persons interested in the petition of R. ERIC RUMPF, TRUSTEE OF 75 NORTH STREET REALTY TRUST at 75 NORTH STREET (Map 26, Lot 58) (NRCC/BPD Zoning District), for a Special Permit per Section 3.3.2 *Nonconforming Uses* of the Salem Zoning Ordinance to convert from a nonconforming light manufacturing, fabrication and assembly use to a nonconforming dog training facility use.

III. APPROVAL OF MINUTES

April 27, 2022

IV. OLD/NEW BUSINESS

V. ADJOURNMENT

Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator as soon as possible and no less than 2 business days before the meeting, program, or event.

This agenda is subject to change.

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on **JUN - 1 2022**
at **9:10 AM** in accordance with MGL Chap. 30A,
Sections 18-25.